

WARNER VALLEY RESERVOIR SALE

Board of Trustees

November 15, 2018

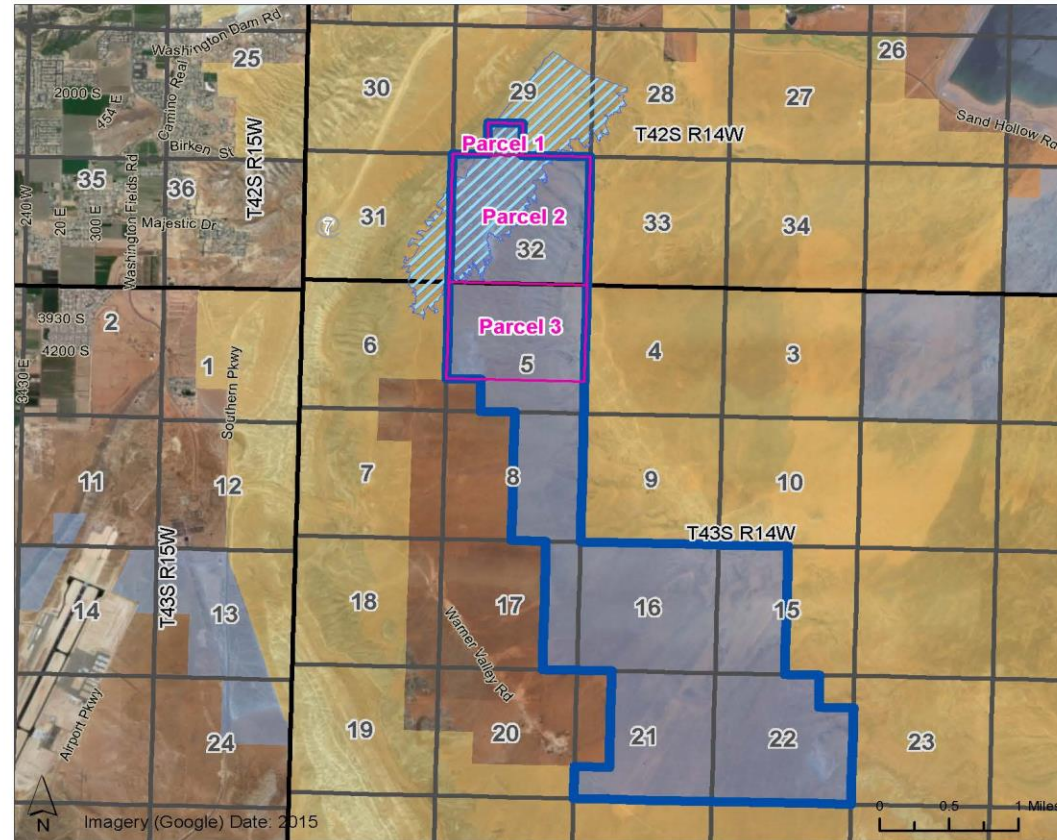
History




- The WCWCD is planning to build a new reservoir on the Northern edge of the Warner Valley area of Washington County. It will be approximately 1,100 acres in size.
- This reservoir will help to meet the water needs of the southern ends of St. George and Washington City where a good portion of the growth in Washington County is occurring.
- Negotiations have been ongoing and sporadic since 2010.
- Staff desired the WCWCD to acquire as much property as necessary to include all SITLA lands that could potentially be subject to recharge or ground water issues, but to withhold land near the reservoir that is not likely to be subject to possible ground water issues as that land would likely achieve higher values for residential development. The resulting compromise, which took a couple years to accomplish, was the proposed request for 801.7 acres.
-






Warner Valley Block

T42S R14W within Sections 29 & 32, T43S R14W with Sections 5, 8, 15, 16, 17, 21 & 22 SLB&M
Washington County

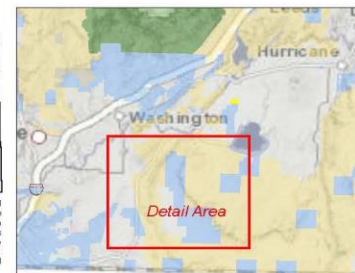


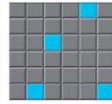
-  Proposed Warner Valley Reservoir
-  SITLA Warner Valley Reservoir Parcels
-  Warner Valley Block

Land Ownership and Administration

-  Bureau of Land Management
-  Private
-  State Trust Lands
-  State Parks and Recreation

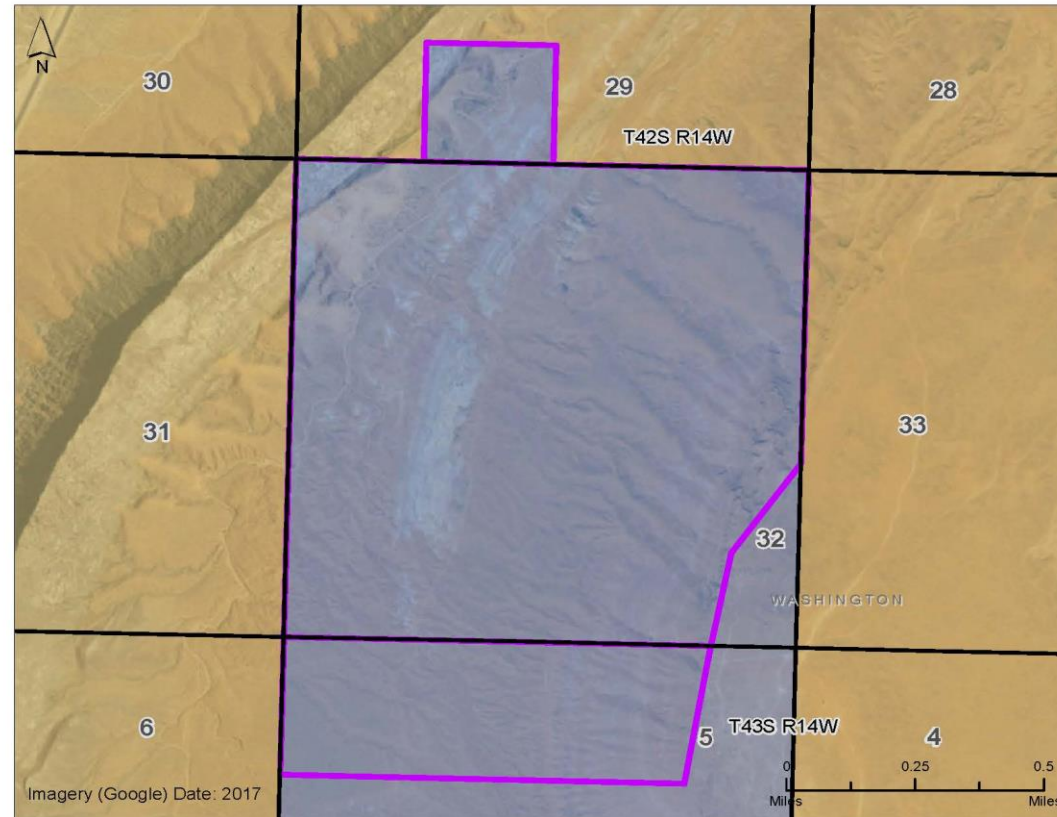
Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data herein. Land parcels, lease boundaries and associated SITLA data layers may have been edited to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Basemap image provided by Utah AGRC. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly @01-636-6100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: August 08, 2016 - sgould






C 26807 WCWCD Warner Valley Reservoir

Washington County

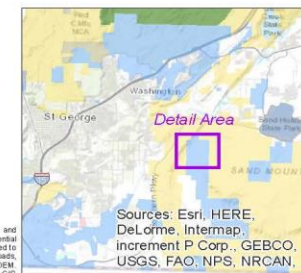


 C 26807 (801.7 acres)

Land Ownership and Administration

 Bureau of Land Management

 State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data herein. Land parcels, lease boundaries and associated SITLA data by users may have been adopted to show for visual best fit. The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-518-5100 or TLA-OIS@utah.gov. The SITLA OIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Document Path: V:\GIS\GIS_Group\Stellie\Working\KODs\Exhibit_Template_NEW.mxd

Coordinate System: NAD 83 UTM Zone 12N

Proposed Transaction

- Simple sale cash closing
- 801.7 acres +/-
- Current appraisal price = \$4,000 / acre
- Total Sale = \$3,206,800